



SEPTEMBER 21, 2010

AGENDA
FREMONT CITY COUNCIL REGULAR MEETING AND WORK SESSION

CITY COUNCIL CHAMBERS
3300 CAPITOL AVENUE, FREMONT

6:30 P.M. (Please Note Time Change)

1. PRELIMINARY

- 1.1 Call to Order
- 1.2 Salute to the Flag
- 1.3 Roll Call
- 1.4 Announcements by Mayor / City Manager

2. ORAL COMMUNICATIONS

[Any person desiring to speak on a matter which is not scheduled on this agenda may do so. The California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of presentations (see instructions on speaker card) and each speaker may only speak once on each agenda item.]

3. NILES CANYON ROADWAY SAFETY PROJECT

Contact Person:

Name: Jim Pierson
Title: Director
Dept.: Transportation & Operations
Phone: 510-494-4722
E-Mail: jpierson@fremont.gov

Public Comment

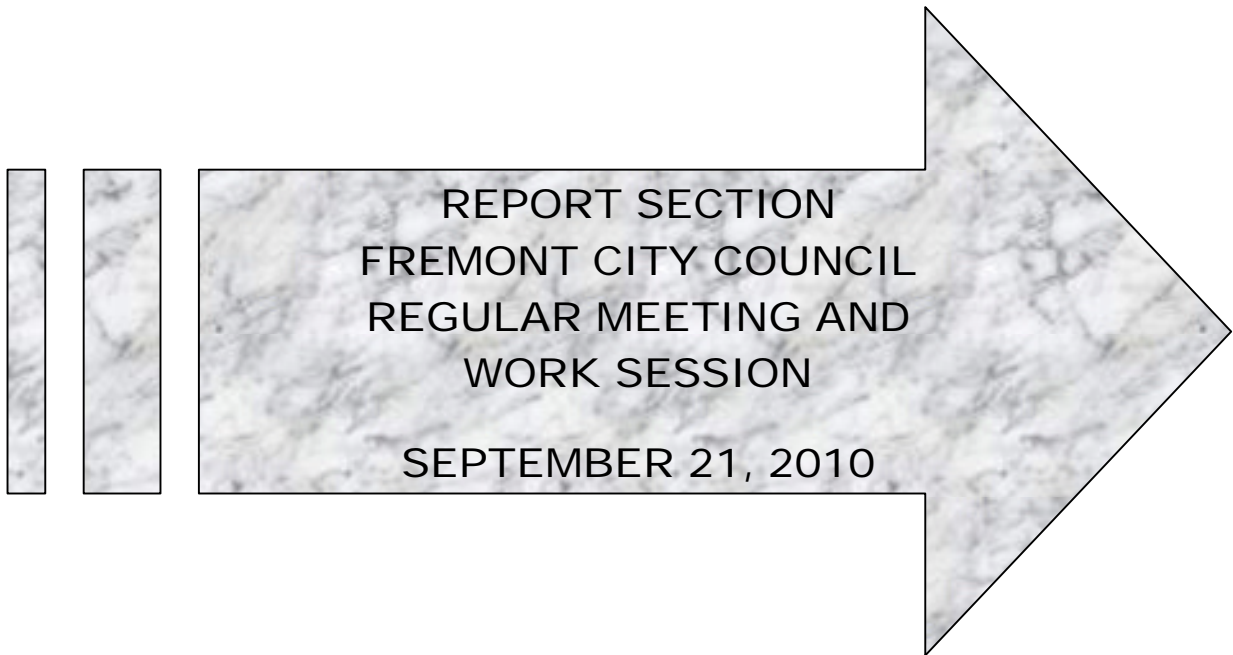
**4. UPDATE ON PREPARATION OF SOUTH FREMONT/WARM SPRINGS
AREA STUDIES**

Contact Person:

Name:	Brian Millar	Lori Taylor
Title:	Project Manager	Director
Dept.:	City Manager's Office	Economic Development
Phone:	510-284-4008	510-284-4020
E-Mail:	bmillar@fremont.gov	ltaylor@fremont.gov

Public Comment

5. ADJOURNMENT



REPORT SECTION
FREMONT CITY COUNCIL
REGULAR MEETING AND
WORK SESSION

SEPTEMBER 21, 2010

3. NILES CANYON ROADWAY SAFETY PROJECTS

Contact Person:

Name: Jim Pierson
Title: Director
Dept.: Transportation & Operations
Phone: 510-494-4722
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PURPOSE OF THE WORK SESSION: The purpose of this Work Session is to have Caltrans present information about their three Route 84 Safety Improvement Projects in Niles Canyon and allow the public an opportunity to provide comments to the Council.

POLICY ISSUES/ANALYSIS: Caltrans has been pursuing three separate safety improvement projects on Route 84 in Niles Canyon. The first project (Niles Canyon 1) is scheduled to start construction later this year. The Draft EIR/EA for the second project (Niles Canyon 2) is currently being circulated for public review and comment; comments are due by October 7, 2010. Niles Canyon 2 is scheduled to start construction in fall 2012. The third project (Niles Canyon 3) is still in the planning phase and is not scheduled to start construction until summer 2013. The City, and the community, has had little opportunity to review and comment on these projects. Therefore, on September 7, 2010, the Council asked staff to have Caltrans come to the September 21, 2010 Work Session to provide an overview of the projects and provide an opportunity for the public to provide comments to the Council.

Niles Canyon 1 and 2 will widen the majority of the Canyon between Fremont and I-680 to provide 12-foot lanes, a 2-foot median buffer, and 2-foot to 8-foot shoulders (predominantly 8-foot). To create the space for the widening, multiple retaining walls will be constructed requiring the removal of several hundred native trees. Niles Canyon 3 will replace the Alameda Creek Bridge. See the enclosed map and Project Information Sheets for additional details.

Caltrans's Draft EIR/Environmental Assessment for Niles Canyon 2 is currently being circulated for public comment. The City was not originally included in Caltrans' circulation of the Draft EIR/EA and therefore City staff was unaware of the project until recently. Similarly, many in the community are not fully informed as to the improvements being proposed for these projects and the potential environmental impacts. At the Work Session, Caltrans will provide a PowerPoint presentation with an overview of the all three projects with additional details on the Niles Canyon 2 Project.

REQUESTED OUTCOME OF THE WORK SESSION:

After hearing Caltrans' presentation and comments from the public, Council may choose to provide comments for staff to include in the City's comment letter to Caltrans on the Niles Canyon 2 Draft EIR/EA.

ENCLOSURES:

- [Project Map](#)
- [Project Information Sheets](#)

4. UPDATE ON PREPARATION OF SOUTH FREMONT/WARM SPRINGS AREA STUDIES

Update on Preparation of South Fremont/Warm Springs Area Studies

Contact Person:

Name:	Brian Millar	Lori Taylor
Title:	Project Manager	Director
Dept.:	City Manager's Office	Economic Development
Phone:	510-284-4008	510-284-4020
E-Mail:	bmillar@fremont.gov	ltaylor@fremont.gov

Executive Summary: The City has commenced work on a series of studies related to the South Fremont/Warm Springs area, which includes the former NUMMI facility. These studies are funded through a federal Economic Development Administration grant, and focus on market/economic analyses, land use alternatives, infrastructure and cost analyses, and a financial assessment. Next steps in the process include research and conducting an initial community workshop.

BACKGROUND: The City recently was awarded \$333,000 in Economic Development Administration (EDA) Planning and Technical Assistance grant funds to help complete a series of studies that will support reuse and revitalization of the NUMMI site, and the surrounding area, to provide economic benefit for the community through support of actions that will create new jobs. The use of the EDA funds will support four main study components: 1) Economic and Market Analysis Strategic Plan; 2) Land Use Alternatives Study; 3) Infrastructure and Cost Analysis; and 4) Financial Assessment. On July 27, 2010, City Council awarded a contract to the firm of Perkins + Will to lead a team of consultants in preparing the studies.

DISCUSSION/ANALYSIS: City staff held a kick-off meeting with the Perkins + Will team on August 16, 2010. At that meeting, the scope of work, project calendar, communications protocols, and other matters were reviewed, followed by a tour of the Project Area.

Work is now underway on the Economic and Market Analysis Strategic Plan and Land Use Alternatives Study. As part of this work effort, staff and the Perkins + Will team will be conducting the following work tasks and public outreach efforts in the coming weeks:

- Conducting additional background research on lands and market/economic issues affecting the project area.
- Conducting interviews with community stakeholders (these were scheduled primarily for September 8 and 10), seeking input on key concerns related to the project area. These interviews include key area landowners, business interests, public agencies, developers, brokers and others. Information gained from these interviews will help frame the research efforts of the consultant team and guide the first community workshop.
- A kick-off community workshop is planned for October 4, 2010. The workshop will seek input from the community on specific issues related to the reuse and revitalization of the project area.
- A second community workshop is tentatively planned for November 6, 2010, to be held as part of the City's General Plan Update Workshop.

- A third community workshop is tentatively planned for early December, 2010, and would include an update of the consultant team's work on the Economic and Market Analysis Strategic Plan and Land Use Alternatives.
- Presentation to City Council on December 14, 2010, again focusing on the team's work and findings related to the Economic and Market Analysis Strategic Plan and Land Use Alternatives.

Coordination with Redevelopment Plan and Community Plan

The City also recently began initial work efforts to examine the potential for creation of a Redevelopment Plan and a corresponding Community Plan that focuses on the South Fremont/Warm Springs area. Information gained from the EDA-funded studies will help guide some of the work efforts that will occur on the Redevelopment Plan and Community Plan, particularly in the areas of land use and financial assessment.

FISCAL IMPACT: EDA's grant of \$333,000 is anticipated to cover the costs for consultants to prepare the NUMMI-related studies. The City's required match of \$83,250 is being met entirely through the use of City staff time incurred in processing the grant and oversight of the related technical studies, and has been funded with an appropriation from the 501 Capital Improvement fund's fund balance to 501PWC8735, NUMMI Site Reuse & Revitalization Project.

ENVIRONMENTAL REVIEW: There is no project or other action related to this staff report that triggers provisions of the California Environmental Quality Act (CEQA). Therefore, no CEQA determination is required.

ENCLOSURE: None

RECOMMENDATION: Accept staff's informational report.

ACRONYMS

ABAG.....	Association of Bay Area Governments	FUSD	Fremont Unified School District
ACCMA.....	Alameda County Congestion Management Agency	GIS	Geographic Information System
ACE	Altamont Commuter Express	GPA.....	General Plan Amendment
ACFCD	Alameda County Flood Control District	HARB	Historical Architectural Review Board
ACTA	Alameda County Transportation Authority	HBA	Home Builders Association
ACTIA	Alameda County Transportation Improvement Authority	HRC	Human Relations Commission
ACWD	Alameda County Water District	ICMA	International City/County Management Association
BAAQMD	Bay Area Air Quality Management District	JPA	Joint Powers Authority
BART	Bay Area Rapid Transit District	LLMD	Lighting and Landscaping Maintenance District
BCDC	Bay Conservation & Development Commission	LOCC.....	League of California Cities
BMPs	Best Management Practices	LOS	Level of Service
BMR	Below Market Rate	MOU	Memorandum of Understanding
CALPERS.....	California Public Employees' Retirement System	MTC.....	Metropolitan Transportation Commission
CBD	Central Business District	NEPA	National Environmental Policy Act
CDD.....	Community Development Department	NLC.....	National League of Cities
CC & R's	Covenants, Conditions & Restrictions	NPDES.....	National Pollutant Discharge Elimination System
CDBG	Community Development Block Grant	NPO.....	Neighborhood Preservation Ordinance
CEQA	California Environmental Quality Act	PC.....	Planning Commission
CERT	Community Emergency Response Team	PD	Planned District
CIP	Capital Improvement Program	PUC.....	Public Utilities Commission
CMA	Congestion Management Agency	PVAW	Private Vehicle Accessway
CNG.....	Compressed Natural Gas	PWC.....	Public Works Contract
COF	City of Fremont	RDA	Redevelopment Agency
COPPS	Community Oriented Policing and Public Safety	RFP	Request for Proposals
CSAC.....	California State Association of Counties	RFQ.....	Request for Qualifications
CTC	California Transportation Commission	RHNA	Regional Housing Needs Allocation
dB	Decibel	ROP.....	Regional Occupational Program
DEIR.....	Draft Environmental Impact Report	RRIDRO.....	Residential Rent Increase Dispute Resolution Ordinance
DO	Development Organization	RWQCB	Regional Water Quality Control Board
DU/AC.....	Dwelling Units per Acre	SACNET	Southern Alameda County Narcotics Enforcement Task Force
EBRPD	East Bay Regional Park District	SPAA	Site Plan and Architectural Approval
EDAC	Economic Development Advisory Commission (City)	STIP	State Transportation Improvement Program
EIR.....	Environmental Impact Report (CEQA)	TCRDF.....	Tri-Cities Recycling and Disposal Facility
EIS	Environmental Impact Statement (NEPA)	T&O	Transportation and Operations Department
ERAF	Education Revenue Augmentation Fund	TOD	Transit Oriented Development
EVAW	Emergency Vehicle Accessway	TS/MRF	Transfer Station/Materials Recovery Facility
FAR	Floor Area Ratio	UBC	Uniform Building Code
FEMA.....	Federal Emergency Management Agency	USD.....	Union Sanitary District
FFD.....	Fremont Fire Department	VTa	Santa Clara Valley Transportation Authority
FMC.....	Fremont Municipal Code	WMA	Waste Management Authority
FPD.....	Fremont Police Department	ZTA.....	Zoning Text Amendment
FRC.....	Family Resource Center		

**UPCOMING MEETING AND CHANNEL 27
BROADCAST SCHEDULE**

<i>Date</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>	<i>Cable Channel 27</i>
September 28, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 4, 2010	4-6 p.m.	Joint Council/FUSD Meeting	Council Chambers	Live
October 5, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 12, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 19, 2010	TBD	Work Session	Council Chambers	Live
October 26, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 2, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 9, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 16, 2010	TBD	Work Session	Council Chambers	Live
November 23, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 30, 2010 (5 th Tuesday)		No City Council Meeting		
December 7, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
December 14, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live